

Norwich | NR6 5DR
110 Hellesdon Park Road

ROCHE



TRADE COUNTER / WAREHOUSE UNIT TO LET

5,203 sq ft (483.4 sq m)

- Employment estate
- Self-contained yard
- Close to Norwich outer ring road
- Modern premises – to be refurbished

Industrial

01603 619876
www.rochesurveyors.co.uk

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Location

The premises are located on the Hellesdon Hall Industrial Estate, which is to the north-west of Norwich city centre, off the outer ring road (A140). It is an established industrial and trade counter location with occupiers in the vicinity including **Broadland Windows Ltd, Wex Photo Video Norwich, Edmundson Electrical and J&S Products Ltd.**

Description

The property comprises a modern detached warehouse/trade counter unit of steel portal framed construction under a pitched profile roof with profile sheeting cladding, with brick to the front elevations.

It has the following specification and features:

- 2 roller shutter doors
- Self-contained yard
- Ground and first floor offices
- Eaves height of 5 metres

Accommodation

The property has the following approximate gross internal floor areas:

	sq ft	sq m
Ground floor warehouse and offices	4,331	402.3
First floor offices	873	81.1
Total	5,204	483.4

Services

We understand the property benefits from mains gas, water, electricity and drainage.

Energy Performance Certificate

The property has an Energy Performance Rating of E (103). A full copy of the Energy Performance Certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£26,750**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland Council (Business Rates: 01603 430604), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Terms

The property is offered to let on a new full repairing and insuring lease for a minimum term of 5 years.

Rent

£35,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the sole letting agent:

Contact: Sam Kingston

Tel: 01603 756333

Email: sam.kingston@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasebusinesspremisses.co.uk.

IMPORTANT NOTICE

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